

**Town and Country Planning Act 1990  
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for  
Permission to Carry out Development**

To Mr Anthony Duncalfe  
Glen-Lyn  
Station Road  
Robin Hoods Bay  
Whitby  
Yorkshire YO22 4RA

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The above named Authority being the Planning Authority for the purposes of your application registered 11 July 2012, in respect of proposed development for the purposes of **erection of a garden gazebo for residents of the Bed and Breakfast at Glen-Lyn, Station Road, Robin Hoods Bay** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The boundary hedge on the south eastern side of the site shall be retained at the current height and not be felled, uprooted, wilfully damaged, destroyed or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 5837 (2012) Recommendations for Tree Work.

**Reason(s) for Condition(s)**

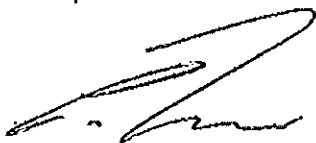
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

**Development Plan Policies Relevant to the Decision**

Local Development Framework DP3 – Design

**Reason for Approval**

The proposed garden gazebo is considered to be of a size, in a position and of a design which would not detract from the host dwelling. The structure would be well screened from public views and as such would not significantly affect the character of the wider area. The proposal is therefore considered to comply with Development Policy 3 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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05 SEP 2012  
Date .....

DecisionApprove